

# APPROVED MINUTES

AMERICAN FORK CITY  
PLANNING COMMISSION MINUTES  
MARCH 3, 2021

The American Fork City Planning Commission met in a regular session on March 3, 2021 in an electronic meeting on the Zoom platform, viewable on the City's YouTube link, commencing at 7:00 p.m.

Present: Chairman John Woffinden  
Cristine Anderson  
Chris Christiansen  
Rod Brocious  
Harold Dudley  
Geoff Dupaix  
Ryan Hunter

Absent:

Staff Present: Adam Olsen, City Planner  
Wendelin Knobloch, Planner  
Ben Hunter, Engineer  
Lisa Halversen, Administrative Assistant

Others Present: Steve Strate, David Peterson

Public Comments Received: Letter from

Chairman Woffinden read the "Notice of Electronic Meeting."

1. Hearing, review and action on a Zone Map Amendment for property located at 349 South 100 West, from the GC-2 (Planned Commercial) zone to the PI-1 (Planned Industrial) zone

Mr. Olsen stated that the applicant proposes a zone map amendment for property located at 349 South 100 West to the PI-1 zone. It is currently zoned GC-2 (Planned Commercial). The property has a structure in place, has been used by various commercial entities and consists of approximately .88 acres. Properties to the east and west are zoned PI-1, and this will provide a continuous area of the PI-1 zone along the frontage road, immediately north of the railroad tracks and south of I-15. This could be considered a "house-keeping" item, it would be cleaning up a lone area of GC-2 and converting it to PI-1.

# APPROVED MINUTES

1 Mr. Ben Hunter said that the standards have been met, they have been working with the applicant  
2 and the Engineering Division does not have any concerns. The only condition is to convey what is  
3 already a roadway to be a right-of-way for the city.

4 Mr. Steve Strate, applicant, expressed desire to have Alpine Machinery Repair move into the  
5 building that McCoy's Cabinets moved out of.

6

7 **Public Hearing Opened** - There were no public comments received.

8

9 **Public Hearing Closed**

10

11

12 **Mr. Dupaix moved to approve the zone map amendment subject to any conditions listed in**  
13 **the Engineering report.**

14

15 **Mr. Ryan Hunter seconded the motion. Voting was as follows:**

16

17 **Chairman Woffinden           Aye**

18 **Christine Anderson           Aye**

19 **Chris Christiansen           Aye**

20 **Rod Brocious                 Aye**

21 **Harold Dudley                Aye**

22 **Geoff Dupaix                 Aye**

23 **Ryan Hunter                  Aye**

24

**The motion passed.**

25

26

27 2. **Hearing, review and action on a Zone Map Amendment for property located at approximately**  
28 **760 North 200 East, from the RA-1 (Residential Agriculture) zone to the R1-9,000 zone**  
29

30

31 Mr. Olsen stated that the applicant proposes a zone map amendment for property located at 757 North  
32 200 East from the RA-1 to the R1-9,000 zone. If approved, the applicants will develop a residential  
33 subdivision under the provisions of a Planned Unit Development (PUD) within the R1-9,000 zone. The  
34 property has historically been used for residential and agriculture purposes. The city's Land Use Plan  
35 designates this area as "Low Density Residential" and the R1-9,000 zone conforms to this designation. The  
36 R1-9,000 zone exists to the west and north, and the R1-7,500 zone is present to the south.

37

38 Ms. Anderson asked where the access would be for the proposed subdivision, she noted that there  
39 are several buildings on the property.

# APPROVED MINUTES

1 Mr. Olsen replied that many existing structures would be removed, the access would probably be  
2 from where it fronts 200 East.

3  
4 Ms. Anderson asked if the access options would include through streets and cul-de-sacs.  
5

6 Mr. Olsen indicated that there would likely need to be through access to the north, though  
7 subdivision plans have not been turned in at this stage.  
8

9 Ms. Anderson asked if there would need to be access to the south as well.  
10

11 Mr. Olsen stated there is a potential for that, but staff would need to see their subdivision design.  
12

13 Mr. Ben Hunter added that there is a section of code that identifies that a subdivision below 25 lots  
14 is only required to have one access. He and the applicant have briefly discussed having a stub to  
15 the north, there are some challenges with an access to the south. Staff will definitely talk about it.  
16 He referred to the city's road project along 700 North and the associated topographical challenges,  
17 a southern access may be too close to the intersection at 740 North and 100 East. There are a lot  
18 of different variables but they will need to provide a stub point at the north end.  
19

20 He indicated that this is just the first step, applicants will be putting together the plans for an actual  
21 subdivision. The master plan for 200 East identifies some right-of-way that will be required as a  
22 condition for zone change. There is also a requirement for a trail that will go through the property  
23 and to the west. Staff have discussed this with applicants and they are aware that they would need  
24 to meet that master plan requirement for a trail.  
25

26 Ms. Anderson asked if fulfilling trail requirements should be part of any motion.  
27

28 Mr. Olsen replied that he would recommend that.  
29

30 Mr. Keaton Morton, applicant, is going to work with staff. Applicants have discussed utilities but  
31 have not determined access to the north or south. They have looked at some options but haven't  
32 finalized anything. They are excited to work with American Fork, this is their first project with the  
33 city.  
34  
35

## 36 Public Hearing Opened

37  
38 A letter of public comment was received from Brandon and Theresa Blue, who own a  
39 neighboring property. Mr. Olsen read the following to commissioners:  
40

41 Hello,  
42 I received the letter about the AF City Planning Commission meeting on March 2, 2021. My husband and

# APPROVED MINUTES

1 I own the property 822 N 100 E, American Fork, UT 84003 being right next to the proposed rezoning  
2 property and we are strongly advising against this.

3 We bought this house to the fact that there was a nice quiet a field in a city that is exploding too much  
4 as is with properties. The streets are overflood as is, our property value will decrease with this  
5 development. Also, we will be looking at loud construction for who knows how long.

6 I know that many neighbors here neighboring 757 N 200 E are feeling the same.

7 American Fork City has to take a stand for once and look after the well-being of its already established  
8 inhabitants.

9 I hope this is taken into consideration when making a zoning decision. This will just be bad for American  
10 Fork the property values and the people living here.

11 All the best,

12 Brandon & Teresa Blue, 822 N 100 E, American Fork, UT 84003

13

## 14 Public Hearing Closed

15

16 Ms. Anderson responded to the Blues, she appreciates and empathizes with their position as she  
17 also moved into a home near an empty field. However, the land-owners also have rights to  
18 develop their property within the zoning requirements. New development will probably increase  
19 surrounding property values if done correctly. She hopes the neighborhood feels new life from  
20 development. She wants them to know that they have been heard and their input is appreciated.

21 Mr. Dupaix agreed, he moved into a field next to someone else's house. It is always a balancing  
22 act because property owners have rights to do things with their property even if a neighbor  
23 doesn't like it, as long as it meets the code and standards for development. He recognizes their  
24 concern but the city has a mandate to work with property owners within our boundaries to make  
25 sure that development is done intelligently and fits in well within the surrounding area.

26

27 **Mr. Ryan Hunter moved to approve the zone map amendment subject to any conditions**  
28 **listed in the Engineering report, including requirements for the proposed trail plan.**

29 **Mr. Dupaix seconded the motion. Voting was as follows:**

30	<b>Chairman Woffinden</b>	<b>Aye</b>
31	<b>Christine Anderson</b>	<b>Aye</b>
32	<b>Chris Christiansen</b>	<b>Aye</b>
33	<b>Rod Brocious</b>	<b>Aye</b>
34	<b>Harold Dudley</b>	<b>Aye</b>

# APPROVED MINUTES

1           **Geoff Dupaix**  
2           **Ryan Hunter**

**Aye**  
**Aye**

**The motion passed.**

3  
4  
5  
6  
7       3. Review and action on a commercial site plan for King & McCleary located at 230 and 240  
8       West Main Street, in the CC-2 (Central Commercial) zone  
9

10 King & McCleary received approval of a site plan early in 2020 converting an existing residential  
11 structure to office use. They have opted to do a new-build instead and the structure has been  
12 removed. The proposal is for a two-story office building. Access will be shared between the  
13 existing and proposed structures. Parking has been provided and meets the requirements of the  
14 code. Renderings of the proposed structure are included in the packet materials.

15 Mr. Ben Hunter indicated that everything is already in place regarding the infrastructure, the  
16 Engineering Division recommends approval.

17 Mr. Brocious asked about the shared access for the two lots, he inquired if something needs to be  
18 created so that one lot can't shut access off to the other lot in case of future issues.

19 Mr. Olsen stated that commissioners could make it a condition that applicants record an easement  
20 document that ensures that shared access will remain shared in the future.

21 Mr. David Peterson, owner, replied that they already have a shared access easement agreement  
22 and a document has been filed.

23 Mr. Dudley expressed that he thinks that should be noted on the site plan.

24 Mr. Peterson agreed and stated that the shared access agreement/easement is noted on the site plan.  
25

26 **Mr. Ryan Hunter moved to approve the site plan for King & McCleary, with the finding**  
27 **listed in the staff report, and subject to any findings, conditions and modifications listed in**  
28 **the Engineering report.**

29 **Mr. Dudley seconded the motion. Voting was as follows:**

30           **Chairman Woffinden**       **Aye**  
31           **Christine Anderson**       **Aye**  
32           **Chris Christiansen**       **Aye**  
33           **Rod Brocious**               **Aye**  
34           **Harold Dudley**               **Aye**  
35           **Geoff Dupaix**               **Aye**

# APPROVED MINUTES

1 Ryan Hunter

Aye

2 The motion passed.  
3  
4

5 4. Other Business  
6

7 Mr. Olsen informed commissioners that the police department gave a presentation on Crime  
8 Prevention Through Environmental Design (CPTED), to council members last night. City council  
9 thought that the planning commission should also be aware of this presentation regarding limiting  
10 crime by principles of design, landscaping, lighting, etc.

11 Chairman Woffinden said that he had a discussion with David Bunker regarding the Harrington  
12 school. He is wondering if we can make that a discussion item for a future planning commission  
13 meeting.

14 Mr. Olsen said that it is not ready for a discussion yet, there is not much to discuss until a site plan  
15 is drawn up.  
16

17 5. Site Plan Committee Report  
18

19 Mr. Knobloch reviewed the items for the upcoming Planning Commission meeting to be held on  
20 Wednesday, March 17, 2021. This will be a short meeting with one zone map amendment.  
21

22 6. Review and action on the minutes of the February 17, 2021 Planning Commission Regular  
23 Session  
24

25 Mr. Dupaix moved to recommend approval of the minutes of the February 17, 2021  
26 Planning Commission Regular Session.

27 Mr. Christiansen seconded the motion. Voting was as follows:

28	Chairman Woffinden	Aye
29	Christine Anderson	Aye
30	Chris Christiansen	Aye
31	Rod Brocious	Aye
32	Harold Dudley	Aye
33	Geoff Dupaix	Aye

# APPROVED MINUTES

Ryan Hunter

Abstain

The motion passed.

7. Adjournment

Mr. Ryan Hunter motioned to adjourn.

Mr. Christiansen seconded the motion. All voted in favor.

Meeting adjourned at 7:30 pm.



Lisa Halversen

Administrative Assistant